



AGENDA

Special Call
Community Redevelopment Agency
Meeting
Tuesday, June 24, 2008, 6:30 P.M.
Lake Park Town Hall
535 Park Avenue

Desca DuBois	—	Chair
Edward Daly	—	Vice-Chair
G. Chuck Balius	—	Board Member
Jeff Carey	—	Board Member
Patricia Osterman	—	Board Member
Christiane Francois	—	Board Member
Michelle McKenzie-Suiter	—	Board Member
.....		
Maria V. Davis	—	Executive Director
Thomas J. Baird, Esq.	—	Agency Attorney
Vivian Mendez Lemley	—	Agency Clerk

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. *Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.*

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ADDITIONS/DELETIONS - APPROVAL OF AGENDA

E. GENERAL APPROVAL OF ITEM:

1. Special Call CRA Board Meeting Minutes of May 7, 2008

Tab 1

F. DISCUSSION AND POSSIBLE ACTION:

2. Request Authorization to Negotiate the Acquisition of Four Parcels on the North Side of Foresteria Drive Located Between 7th and 8th Streets.

Tab 2

G. BOARD MEMBER COMMENTS

H. EXECUTIVE DIRECTOR COMMENTS

I. ADJOURNMENT

TAB 1

Community Redevelopment Agency Agenda Request Form

Meeting Date: June 24, 2008

Agenda Item No.

- | | |
|--|---|
| <input type="checkbox"/> PUBLIC HEARING | <input type="checkbox"/> RESOLUTION |
| <input type="checkbox"/> Ordinance on Second Reading | |
| <input type="checkbox"/> Public Hearing | <input type="checkbox"/> DISCUSSION |
| <input type="checkbox"/> ORDINANCE ON FIRST READING | <input type="checkbox"/> BID/RFP AWARD |
| <input checked="" type="checkbox"/> GENERAL APPROVAL OF ITEM | <input type="checkbox"/> CONSENT AGENDA |
| <input type="checkbox"/> Other: | |

SUBJECT: Special Call CRA Meeting Minutes of May 7, 2008.

RECOMMENDED MOTION/ACTION: Approve the Minutes from the CRA Special Call Meeting of May 7, 2008.

Approved by Executive Director

Date:

Jessie Shogun
Deputy Clerk

W. Davis 6/20/08

6/19/08
Date of Actual Submittal

Originating Department: Town Clerk	Costs: \$ N/A Funding Source: Acct. #	Attachments: Application, memo
Department Review: <input type="checkbox"/> City Attorney <input type="checkbox"/> Community Affairs <input type="checkbox"/> Community Development	<input type="checkbox"/> Finance <input type="checkbox"/> Fire Dept <input type="checkbox"/> Library <input type="checkbox"/> PBSO	<input type="checkbox"/> Personnel <input type="checkbox"/> Public Works <input checked="" type="checkbox"/> Town Clerk <i>ymk</i> <input type="checkbox"/> Town Manager
Advertised: Date: Paper: <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone OR Not applicable in this case <input checked="" type="checkbox"/> Please initial one.

Summary Explanation/Background:



Town of Lake Park
Special Call
Community Redevelopment Agency Meeting
Town Hall Commission Chambers
535 Park Avenue, Florida 33403
Wednesday, May 7, 2008 7:30 p.m.

The Community Redevelopment Agency met for the purpose of a Special Call CRA Meeting on Wednesday, May 7, 2008 at 7:30 p.m. Present were Chair DuBois, Vice-Chair Daly, Board Members Balius, Carey, Osterman, Francois, Suiter, Executive Director Maria Davis and Town Clerk Vivian Mendez. .

Chair DuBois led the Pledge of Allegiance.
Town Clerk Vivian Mendez performed the Roll Call.

ADDITIONS/DELETIONS/APPROVAL OF AGENDA

None

Motion: A motion was made by Board Member Osterman to approve the agenda; Board Member Balius made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair DuBois	X		
Board Member Francois	X		
Board Member Suiter	X		

Motion passed 7-0.

Consent Agenda

1. Special Call CRA Meeting Minutes of April 2, 2008

Public Comment Open.

None

Public Comment Closed.

Motion: A motion was made by Vice-Chair Daly to approve the Special Call CRA Meeting Minutes of April 2, 2008; Board Member Francois made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balias	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair DuBois	X		
Board Member Francois	X		
Board Member Suiter	X		

Motion passed 7-0.

Discussion and Possible Action

Request to Expend Unappropriated Reserve Funds for the Milling, Resurfacing, Pavement Markings, Traffic Detector Loops and Other Miscellaneous Costs Associated with the Resurfacing of 10th Street between Park Avenue and Northlake Blvd and a Segment of Park Avenue East of the FEC Railway and to Award Contract for Same.

Motion: A motion was made by Vice-Chair Daly to discuss the Request to Expend Unappropriated Reserve Funds for the Milling, Resurfacing, Pavement Markings, Traffic Detector Loops and Other Miscellaneous Costs Associated with the Resurfacing of 10th Street between Park Avenue and Northlake Blvd and a Segment of Park Avenue East of the FEC Railway and to Award Contract for Same; Board Member Balias made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balias	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair DuBois	X		

Board Member Francois	X		
Board Member Suiter	X		

Motion passed 7-0.

Board Member Francois asked if it was a code requirement to paint the curbs yellow.

Board Member Balius explained that the bull noses of the curb would be painted yellow as required by Department of Transportation specifications.

Board Member Carey asked when the project would commence if approved.

Executive Director Davis stated that the project would commence on Monday, May 12, 2008.

Motion: A motion was made by Commissioner Carey to approve the Request to Expend Unappropriated Reserve Funds for the Milling, Resurfacing, Pavement Markings, Traffic Detector Loops and Other Miscellaneous Costs Associated with the Resurfacing of 10th Street between Park Avenue and Northlake Blvd and a Segment of Park Avenue East of the FEC Railway and to Award Contract for Same; Board Member Suiter made the second.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Balius	X		
Board Member Carey	X		
Board Member Osterman	X		
Vice Chair Daly	X		
Chair DuBois	X		
Board Member Francois	X		
Board Member Suiter	X		

Motion passed 7-0.

CRA BOARD MEMBER COMMENTS

Board Member Balius asked if thermo would be applied before painting the stripes on the new pavement for 10th St.

CRA Project Manager Richard Pittman stated that Ranger Construction would place temporary placement markings on the pavement. The pavement would need to cure for 30 days before the stripes are painted.

Executive Director Davis stated that there would be a lot of activity on the streetscape for Park Avenue. She stated that she is anticipating a 60 day completion timeframe.

Board Member Carey

None

Board Member Osterman

None

Board Member Francois

None

Board Member Suiter

None

Vice-Chair Daly

None

Chair DuBois

None

ADJOURNMENT

There being no further business to come before the CRA Board and after a motion to adjourn by Board Member Balius and seconded by Board Member Osterman, and by unanimous vote, the meeting adjourned at 7:35 p.m.

Chair DuBois

Deputy Clerk Jessica Shepherd

Town Clerk Vivian Mendez

(Town Seal)

Approved on this _____ day of _____, 2008

TAB 2

Lake Park Community Redevelopment Agency (CRA)
Agenda Request Form

Meeting Date: June 24, 2008

Agenda Item No.

- | | |
|--|--|
| <input type="checkbox"/> PUBLIC HEARING
<input type="checkbox"/> Ordinance on Second Reading
<input type="checkbox"/> Public Hearing

<input type="checkbox"/> ORDINANCE ON FIRST READING

<input checked="" type="checkbox"/> GENERAL APPROVAL OF ITEM

<input type="checkbox"/> Other: | <input type="checkbox"/> RESOLUTION

<input checked="" type="checkbox"/> DISCUSSION

<input type="checkbox"/> BID/RFP AWARD

<input type="checkbox"/> CONSENT AGENDA |
|--|--|

SUBJECT: Request Authorization to Negotiate the Acquisition of Four Parcels on the North Side of Foresteria Drive Located Between 7th and 8th Streets.

RECOMMENDED MOTION/ACTION: Approve

Approved by Executive Director

W. Davis

Date:

6/19/08

Name/Title

Date of Actual Submittal

Originating Department:	Costs: \$1,811,307 Funding Source: TIF Funds Acct. #	Attachments: Location Map
Department Review: <input type="checkbox"/> Town Attorney _____ <input type="checkbox"/> Community Affairs _____ <input type="checkbox"/> Community Development _____	<input type="checkbox"/> Finance _____ <input type="checkbox"/> Fire Dept _____ <input type="checkbox"/> Library _____ <input type="checkbox"/> Marina _____ <input type="checkbox"/> PBSO _____	<input type="checkbox"/> Personnel _____ <input type="checkbox"/> Public Works _____ <input type="checkbox"/> Town Clerk _____ <input type="checkbox"/> Town Manager _____
Advertised: Date: _____ Paper: _____ <input type="checkbox"/> Not Required	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda. <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Yes I have notified everyone _____ or Not applicable in this case _____: </div> <div style="width: 45%; text-align: center;"> Please initial one. </div> </div>	

Summary Explanation/Background: The North side of the 700 block of Foresteria Drive is comprised of four parcels; a 29 unit apartment building, a 10 unit apartment building and two single family homes. This entire block abuts the alleyway between Park Avenue and Foresteria Drive.

The 29 unit apartment building is currently for sale. Staff is proposing that the CRA acquire this property in order to provide for future parking requirements for the downtown business district.

Although the remaining three parcels are not currently for sale, staff believes that it would be in the best interest of the CRA to attempt to acquire these parcels as well. The acquisition of all four parcels would constitute the entire block.

The property appraiser's valuation of the 29 unit parcel for taxation purposes is \$1,430,645. The property is listed for sale at \$1,260,000 and is owned by Washington Mutual.

The 10 unit apartment building is valued for taxation purposes at \$280,892. This property currently has \$10,000 - \$15,000 in code enforcement liens attached to it.

The two single family properties are valued for taxation purposes at \$141,584 and \$128,831 respectively.

The debt service for all four properties at 5% interest over a 20 yr. period is \$145,641 per year. For illustrative purposes only, this calculation is conservatively based on acquiring the properties at the property appraiser's valuation and without negotiations. It is also based on a very conservative 5% interest rate. The current interest rate 4.5%

The CRA's revenue stream is more than adequate to cover the debt service for the acquisition of these properties. It should be noted, however, that given the outstanding Supreme Court ruling regarding the "Strand" case, it would be necessary for the Town to acquire the properties. The CRA would then have to enter into an inter-local agreement with the Town in order for the CRA to contribute an amount equal to the debt service to the Town on annual basis.

Staff is requesting authority to enter into negotiations with the four property owners and acquire the properties accordingly.